



BACK BAY/BEACON HILL DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>Back Bay/Beacon Hill</u>	<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)		
2000	26,721	589,141
1990	27,808	574,383
% Change 1990-2000	-3.9%	2.6%
LAND AREA (Sq. Miles)	0.9	47.6
DENSITY, Persons per Square Mile		
2000	29,690	12,377
1990	30,898	12,067
OPEN SPACE, Percent of Neighborhood Land Area		
1999	20.1%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)		
White	22,654 (85%)	291,561 (50%)
Black	792 (3%)	140,305 (24%)
Hispanic	1,099 (4%)	85,089 (14%)
Asian or Pacific Islander	1,620 (6%)	44,280 (8%)
Native American	38 (<1%)	1,517 (<1%)
Other	79 (<1%)	8,215 (1%)
Multi-Racial	439 (2%)	18,174 (3%)
AGE, 2000 Number and Percentages (US Bureau of the Census)		
Under 18	1,301 (5%)	116,559 (20%)
18-64	23,160 (87%)	411,246 (70%)
65+	2,260 (8%)	61,336 (10%)
MEDIAN HOUSEHOLD INCOME, 1998 Estimate (PCensus Estimate)		
	\$65,509	\$39,987
POVERTY RATE, 1990 (US Bureau of the Census, HUD Adjusted Poverty Universe)		
	11.6%	16.7%

BACK BAY/BEACON HILL DATA PROFILE (Continued)

Back Bay/Beacon Hill

Boston

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

<u>Year</u>	<u>Back Bay/ Beacon Hill Sales</u>	<u>Back Bay/ Beacon Hill Median Price</u>	<u>Boston Sales</u>	<u>Boston Median Price</u>
January – June 2002	417	\$360,000	3,802	\$300,000
2001	565	\$374,000	6,297	\$263,900
2000	758	\$360,250	7,480	\$224,000
1999	893	\$271,500	8,183	\$182,000
1998	538	\$263,000	7,041	\$162,500

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

January – June 2002	0 (0%)	19 (<1%)
2001	0 (0%)	32 (<1%)
2000	1 (<1%)	75 (1%)
1999	1 (<1%)	177 (2%)
1998	0 (0%)	210 (3%)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2001	Residential	1 (0.05%)	260 (0.3%)
	Commercial/Mixed	0 (0%)	114 (1.5%)
2000	Residential	2 (0.1%)	376 (0.5%)
	Commercial/Mixed	0 (0%)	179 (2.4%)

HOUSEHOLDS & TENURE, 2000

(US Bureau of the Census)

Occupied Housing Units	16,558	239,528
Percentage Owner-Occupants	31.7%	30.7%

BACK BAY/BEACON HILL DATA PROFILE (Continued)

BUILDINGS & TENURE, January 1, 2001

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Back Bay/Beacon Hill</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	454	18.5%	73.1%	29,763	39.4%	81.0%
Two Family	123	5.0%	76.4%	18,377	24.3%	69.7%
Three Family	74	3.0%	59.5%	15,854	21.0%	53.1%
Total 1, 2, 3 Family Properties	651	N/A	72.2%	63,994	N/A	70.8%
Four-Six Family	266	10.8%	35.0%	2,916	3.9%	27.8%
Apartment Buildings	459	18.9%	9.2%	2,285	3.0%	5.4%
Mixed Residential/Commercial	259	10.5%	13.5%	2,353	3.1%	14.9%
Condominium Associations	821	33.4%	N/A	4,013	5.3%	N/A
Condominium Units	7,701	N/A	49.9%	38,378	N/A	48.4%
Total Residential & Mixed Properties	2,456	N/A	N/A	75,561	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>Back Bay/Beacon Hill</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2001	11	\$46,785,000	212	\$634,800,000
2000	12	\$122,561,650	288	\$1,084,900,000
1999	18	\$78,810,000	288	\$550,300,000
1998	12	\$529,266,734	296	\$1,217,300,000

COMMERCIAL RENTS, 2001

(DND Annual Survey of community development corporations and Main Streets District managers)

Retail / Square Foot (estimates)	\$25 - \$120	N/A
Office / Square Foot (estimates)	\$25 - \$75	N/A